City of Seattle

Department of Planning & Development
D. M. Sugimura, Director

DESIGN REVIEW

FIRST EARLY DESIGN GUIDANCE OF THE NORTHWEST DESIGN REVIEW BOARD

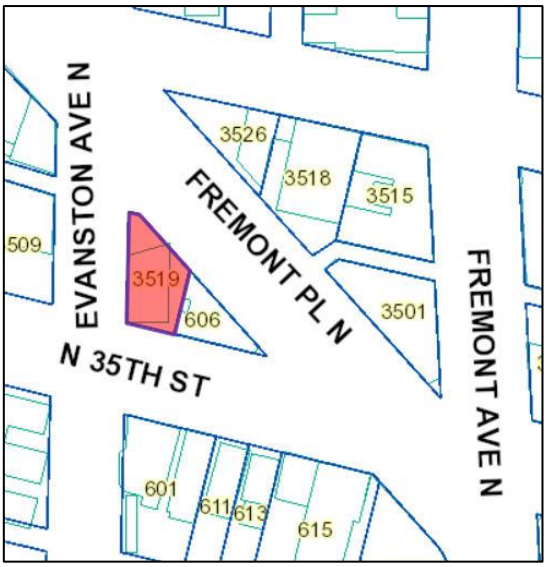
Project Number:	3018992
Address:	3519 Fremont Pl N
Applicant:	John Morefield, Jackson Main Architecture
Date of Meeting:	Monday, February 09, 2015
Board Members Present:	David Neiman Marc Angelillo Ellen Cecil Jerry Coburn Dale Kutzera
Board Members Absent:	None
DPD Staff Present:	BreAnne McConkie, Land Use Planner

SITE & VICINITY

Site Zone: Neighborhood Commercial Three with a 65' height limit (NC3-65)

Nearby Zones: (North) Neighborhood Commercial Two, Pedestrian with a 40' height limit (NC2P-40)
(South) NC3-65
(East) NC2P-40
(West) Industrial Buffer Unlimited with a 45' height limit (IB U/45), Industrial Buffer Unlimited with a 65' height limit (IB U/65)

Lot Area: 4,193 square feet (sq. ft.)



Current Development:

The property contains a two story, 12 unit apartment building with retail below grade. The existing structure was built in 1916.

Site Characteristics:

The subject site is located within the Fremont Hub Urban Village and fronts Fremont Pl N, Evanston Ave N, and N 35th St. The site consists of one parcel that is somewhat unusual in shape due to the irregular street pattern and frontage along three right-of-ways. The property is relatively flat and contains a small amount of vegetation and trees on the northwest corner.

Surrounding Development and Neighborhood Character:

The surrounding development can be characterized as an eclectic mix of architectural styles, building sizes, and uses including single family structures converted to commercial uses, traditional one- and two-story masonry structures with expansive ground floor storefronts, and contemporary multifamily and mixed use development up to 65 feet in height. Nearby uses and building types also include industrial commercial to the west and southwest, as well as low rise residential to the north.

Due to the site's unusual lot shape and orientation as well as its location on Fremont Pl N, a collector arterial, the site is highly visible with heavy pedestrian and vehicle traffic. The site is also in close proximity to several iconic local landmarks including the statue of Lenin across the street to the north, the Fremont Rocket directly to the south, and the Fremont Bridge approximately two blocks to the southeast.

The site is also adjacent (separated by rights-of-way) to three other zones with heights varying from 40 to 65 feet.

Access:

Vehicular and pedestrian access is available from Fremont Pl N, Evanston Ave N, and N 35th St. No parking has been proposed for the project. Proposed service access is from N 35th St.

Environmentally Critical Areas:

The site does not possess mapped Environmentally Critical Areas.

PROJECT DESCRIPTION

Design Review Early Design Guidance application to allow a 6-story structure containing 45 small efficiency dwelling units above retail space. No parking purposed. Existing structures to be demolished.

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The packet includes materials presented at the meeting, and is available online by entering the project number (3018992) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

Mailing Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

DESIGN DEVELOPMENT

At concept stage, the applicant provided three schemes for the public and Board's consideration. Each of the alternatives follow a similar programming model: ground floor retail primarily along Fremont Pl N and Evanston Ave N, a residential lobby near the southwest corner accessed from N 35th St, small efficiency dwelling units on levels two through six, and rooftop amenity space. No parking is proposed for any of the options.

The proposed massing for Option One, titled by the applicant "Beacon," features a prominent vertical mass at the corner of Fremont Pl N and Evanston Ave N. The residential access and lobby is located on the southwest corner of the building fronting N 35th St. The ground floor primarily consists of retail with access from Fremont Pl N and Evanston Ave N. This option is code compliant.

Option Two, titled by the applicant "Canopy," includes a more permeable structure with smaller retail spaces and covered open-air interior walkways at ground floor. Retail is primarily oriented toward Fremont Pl N and Evanston Ave N. The residential access and lobby is located on the southwest corner of the building fronting N 35th St. The massing is generally more simple than options One and Three and characterized by recessed residential balconies along Fremont Pl N and Evanston Ave N with balconies at the prominent corner, as well as open walkways and all levels. This option is code compliant.

Option Three, titled by the applicant "Fabric," is the applicant's preferred option. This option includes a two story podium at ground floor along Fremont Pl N and Evanston Ave N, similar in height and scale to the adjacent and nearby ground floor retail experience. There is a relief in mass between the second and third stories. The ground floor is primarily retail with the residential access and lobby located on the southwest corner of the building fronting N 35th St, similar to Options One and Two.

PUBLIC COMMENT

Several members of the public were present at the Early Design Guidance meeting. The public comment included the following issues:

Mass and Scale

- Appreciated the scale of this development in Fremont.
- Expressed support for the two story podium concept shown in Option Three

Outreach

- Appreciated the applicant's public outreach and coordination efforts with different community groups.

Use Configuration & Access

- Stated support for continuous ground floor retail on all corners and frontages, especially along Fremont Pl N and Evanston Ave N. Generally supported the retail use configuration of Options One and Three.
- Identified retail as the most important component of the project. Expressed support for development that maximized retail on the ground floor and possibly expanded onto the second floor. Would like to see increase in retail height at the ground floor. Described existing building and use as a "missing tooth" in Fremont's otherwise relatively continuous retail experience.
- Smaller, broken up retail in Option Two is interesting but possibly challenging. Supported Option Three retail use configuration because it would be more successful.
- Corner of Fremont Pl N and Evanston Ave N should have a prominent pedestrian retail entry.
- Units on the eastern portion of the building should be larger, possibly reduced in number, to provide more light into the residential spaces.
- Building has no "back door"; all sides of the building are important.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

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1. Context & Site Response:

a. **Daylight & Relationship to Adjacent Development:** The preferred option included a tapered setback at upper levels between the proposed structure and the adjacent building to the east. At the First Early Design Guidance Meeting, the Board expressed concern with the setback because of the potential lack of daylight and orientation of

the lower level units along the eastern side of the building. For the next EDG meeting, the Board directed the applicant to better resolve the relationship between the proposed development and the neighboring building to the east. The applicants should explore options to maximize natural light to all units. Some possible options discussed included reconfiguration or reorientation of eastern units for better north/south daylight exposure or combining units to rely less on eastern light exposure.

The Board also noted that while the eastern façade is highly visible and should be designed as such, the applicant should consider how future redevelopment of the neighboring site may impact the project (CS1-B-2, CS2-B-1).

2. **Massing & Architectural Character:**
    a. **Podium & Architectural Response:** The preferred design (Option Three) included a two story podium massing wrapping the majority of the building. The Board supported the strong two story massing and its relationship to the surrounding development and noted that the floor-to-ceiling heights on the first two floors should match those of the adjacent building (CS2-A-2, CS3-A-1, DC2-C-3).

    b. **Upper Level Massing & Site Characteristics:** Because the building's location, unique flatiron shape, and relative height to existing surrounding development, the Board indicated that the building would be unique without an iconic "beacon" or other similar architectural element as presented in Option 1. The Board expressed concern with the "busyness" of the upper levels in the applicant's preferred Option and directed the applicant to simplify the massing concept for the upper levels, helping to reduce the perceived mass and emphasis the unique building shape. For the next EDG meeting, the applicant should provide details including elevations, street level perspectives, and more detailed plans and building cross-sections with dimensions (CS2-A-1, CS2-B-1, CS2-C-1, CS2-D-1, DC2-A-2).

3. **Street Level Interaction & Arrangement of Uses**
    a. **Street Level Uses:** At the first EDG meeting, the Board generally supported the retail configuration shown in Options 1 and 3 because of its larger size and flexibility. The Board directed the applicant to include transparency and multiple retail entries to activate the street scape and accommodate a variety of potential retail tenants in the future. While the Board showed some interest in the smaller, segregated retail shown in Option 2, there was concern with the ability of those spaces to be successful mostly due to their size (PL2-B-3, PL3-C-1).

    The Board showed general support for the location of the residential entry and lobby and directed the applicant to explore ways to minimize the impact of the adjacent garbage and services facilities on the entry and nearby businesses (PL3-A-2, PL3-A-4, DC1-C-4).

b. **Bike Facilities:** In all three options, bicycle parking was located in the basement and accessed by elevator and stairs. The Board discussed the importance of convenient access to bicycle parking (PL4-B-2).

4. Exterior Elements & Materials

a. **Materials.** The Board identified high quality, durable, and attractive materials as important features and directed the applicant to provide additional information on materials inspiration and concepts at the next meeting. The applicant should identify which elements are being drawn on from the precedents they provide (DC4-A-1, DC4-A-2).

b. **Exterior Elements.** At the First EDG meeting, the Board discussed incorporation of weather protection and coverage and directed the applicant to consider how it might be integrated into the design. Awnings should be explored but may not be a priority depending on their compatibility with the design (PL2-C-1).

Any planned signage and lighting should add interest to the streetscape and architectural features while enhancing entries and landscaping. For the next meeting, the Board requested additional information on awnings, signage, and lighting (PL2-C-1, PL3-A-4, DC4-B-1, DC4-C-1).

c. **Open Space**: The Board identified amenity space and landscape and hardscape as important considerations. The applicant should explore multiple options for placement of the rooftop amenity space including shifting it further north. For the next EDG meeting, the applicant should provide additional information on the amenity space as well as plant and hardscape materials (DC4-D-1, DC4-D-2).

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the Design Review website.

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable,

include uses or design treatments at the street level that have human scale and are designed for pedestrians.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

DEVELOPMENT STANDARD DEPARTURES

No Departures were identified at the time of the First Early Design Guidance Meeting.

BOARD DIRECTION

At the conclusion of the FIRST EARLY DESIGN GUIDANCE meeting, the Board recommended the project return for another meeting in response to the guidance provided.

For the next meeting, the Board directed the applicant to provide additional information in the EDG packet including elevations, street level perspectives, building cross-sections, and more detailed plans with dimensions.